



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

METRO HISTORIC ZONING COMMISSION SUMMARY MEETING MINUTES

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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September 19, 2013

Commissioners Present: Brian Tibbs, Chair; Ann Nielson, Vice-chair, Sam Champion, Richard Fletcher, Hunter Gee, Aaron Kaalberg, Ben Mosley

Zoning Staff: Sean Alexander, Melissa Baldock, Robin Zeigler (Historic Zoning Administrator), Susan T. Jones (City Attorney)

Applicants: Bob Swinney, Andy Beck, Brian McKee

Public:

Chairperson Tibbs called the meeting to order at 2:06 p.m. and read aloud the processes for appealing the decisions of the Metro Historic Zoning Commission and the policy for time allotted for comments.

MINUTES:

Commissioner Mosley moved to approve the August 21, 2013 minutes without changes. Commissioner Champion seconded and the motion passed unanimously.

Chairperson Tibbs read aloud the process for the Consent Agenda.

II. DESIGNATION

a. EXPANSION OF EASTWOOD NEIGHBORHOOD CONSERVATION ZONING OVERLAY

Staff member Robin Zeigler presented the case for an expansion to the Eastwood Neighborhood Conservation Zoning Overlay. There were no requests from the applicants or the public to speak.

Motion:

Commissioner Mosley moved to recommend the expansion to Metro Council and adopt the existing design guidelines to apply to the expanded area. Vice Chair Nielson seconded and the motion passed unanimously.

II. CONSENT AGENDA

Staff member, Sean Alexander read the items on the consent agenda, explaining that 408 Broadway was removed because of an incomplete application.

a. 743 BENTON AVE

Application: Demolition, New construction-outbuilding, Setback reduction

Council District: 17

Overlay: Woodland-in-Waverly Historic Preservation Zoning Overlay

Project Lead: ROBIN ZEIGLER

Permit ID #: 1937981

b. 408 BROADWAY

Application: Signage

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 1938209

c. 1307 SECOND AVE

Application: New construction--addition

Council District: 19

Overlay: Germantown Historic Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 1938209

d. 1038 CHICAMAUGA AVE

Application: New construction -outbuilding

Council District: 05

Overlay: Greenwood Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 1938210

e. 910 MANILA AVE

Application: Partial demolition; New construction-addition

Council District: 05

Overlay: Greenwood Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 1938224

f. 3706 WESTBROOK AVE

Application: New construction-addition

Council District: 24

Overlay: Richland-West End Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 1938205

g. 318 GREENWAY AVE

Application: New construction--addition; New construction--outbuilding; Setback reduction

Council District: 24

Overlay: Richland-West End Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 1938207

h. 1112 FORREST AVE

Application: New construction--outbuilding; Setback reduction

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 1938227

i. 1623 FATHERLAND ST

Application: Partial demolition; New construction--addition

Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: MELISSA BALDOCK
Permit ID #: 1938234

j. 1301 WOODLAND ST

Application: New construction—addition; Setback reduction
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: MELISSA BALDOCK
Permit ID #: 1938271

k. 2507 ESSEX PL

Application: New construction-addition; New construction-outbuilding
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: SEAN ALEXANDER
Permit ID #: 1938211

There were no requests from the public to remove any items from the consent agenda.

Motion:

Vice-chair Nielson moved to approve all items on the consent agenda with the applicable conditions; with the exception of 408 Broadway. Commissioner Bell seconded and the motion passed unanimously.

VI. NEW BUSINESS

m. 700 BROADWAY

Application: New construction-addition
Council District: 19
Overlay: Hume-Fogg High School Historic Landmark
Project Lead: ROBIN ZEIGLER
Permit ID #: 1938645

Staff member, Robin Zeigler presented the case for 700 Broadway, an addition for Hume-Fogg Magnet school. Applicants plan to add a gymnasium and structured parking.

The addition will require the removal of a rear smokestack and rear addition that is primarily below grade. Staff found that these elements were not character defining features or considered to be historically significant, so their removal is appropriate.

The historic wall will be retained and the rear wall of the school will remain intact and be visible inside of the new addition. This means it could easily be removed in the future without damaging the historic building. The top level of the historic building will remain visible above the proposed building.

The addition meets the design guidelines in terms of height, scale, roof form, and general design. Staff did have some questions about materials and the design of the tower but the applicant is present with material samples. Ms. Zeigler recommended inviting the applicant forward to explain the design and share the samples.

Staff recommends approval with the conditions that final materials and the design of the tower are approved administratively. Staff finds the project to meet the Landmark Design Guidelines for “proposed construction on a Landmark site.”

Bob Swinney, architect for the project, explained that the addition was designed to be a contemporary design that works with the old building but defines the old and the new. He described the materials and details of the connection between the new and the existing.

**Commissioner Gee arrived at 2:16pm.*

Commissioner Champion asked about the connection corridor and Mr. Swinney explained that it would be 10' wide. There was no further discussion by the Commission and there were no requests from the public to speak.

Motion:

Commissioner Fletcher moved to approve the project with the conditions that staff approves final materials and the design of the tower, once it is finalized. Vice-chairperson Nielson seconded and the motion passed with all in favor and Commissioner Gee abstaining, due to his late arrival.

n. 403 CHAPEL AVE

Application: New construction- infill

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Project Lead: SEAN ALEXANDER

Permit ID #: 1938204

Staff member Sean Alexander presented the case for a new house at 403 Chapel Avenue. A non-contributing structure at 403 Chapel Avenue was recently demolished with MHZC Staff approval. The owner wishes to construct a new one and one-half story house in its place. The new house will be one and one-half stories with a front gabled roof with a ridge height of twenty-nine feet (29'). The house would have a projecting upperstory bay on the front and two wall dormers on each side. These features are not typical in the historic district, but otherwise the overall form is similar to a historic bungalow, twenty-eight feet (28') wide with a full-width front porch.

The rhythm of window openings is compatible with surrounding historic houses, but the proportions are not. Typically, first story openings are vertically oriented and taller than those of upper stories. With a revision on the upperstory so that the front wall is flush with the first story wall, and the side dormers setting back two feet (2') from the first story wall, the form would be compatible with surrounding historic houses and meet guidelines II.B.1.a and II.B.1.b. Also, the window sizes should be revised to be more compatible with surrounding historic houses and meet guideline II.B.1.g.

The house will be oriented at an angle to the street, matching the orientation of the surrounding context. More information is needed on the material of the siding, exterior trim, window and door casings, fascia, and porch columns, as well as the material of the windows and doors and the color of the roof. Staff will need to review the material selections to ensure that the building meets guideline II.B.1.d.

The slope of the lot, which appears to slope down from the street to the rear, is not properly depicted in the submitted drawings. This would have the effect of lowering the height of the building, which should help to reduce the perceived scale. Corrected drawings will need to be submitted before a permit is issued.

Staff recommends approval of the proposed infill construction, with the conditions that:

1. All exterior materials, paving, and utility locations be approved by staff;
2. That the front bay does not project from the primary wall and that the side gables be set in two feet (2') from the walls below;
3. That the window sizes be revised so that the first-story windows are appropriate and in proper proportion to the upperstory windows; and
4. That final drawings showing all changes be submitted before a permit is issued.

Meeting those conditions, staff finds that the proposed infill meets the design guidelines for new construction in the Eastwood Neighborhood Conservation Zoning Overlay.

Plans for an outbuilding have been discussed, but that is not part of the current application.

Commissioner Bell asked about vehicular access and Mr. Alexander explained there is an existing curb cut and that the details could likely be worked out at the staff level.

Commissioner Gee asked if the design guidelines addressed the height of the foundation and porch and Mr. Alexander responded that they do. The drawings show a 1' foundation, Mr. Alexander explained, and staff believes that once the grade is addressed, it will likely be a little taller. Commissioner Gee asked about the proportion of windows. Mr. Alexander pointed out that the plans showed shading, so it was hard to see the actual dimensions of the front windows and that staff did have a condition that the window proportions be addressed. Mr. Alexander clarified that they agreed with all the conditions.

The applicant was not present and there were no requests from the public to speak.

The Commission discussed the grade, the details of the conditions, and the driveway. Ms. Zeigler explained that the driveway is existing but the new building will cut off a portion of the existing driveway, leaving only a parking pad. Staff has encouraged rear vehicular access and that is part of the request for a revised site plan.

Commissioner Gee asked about the appropriate height of the foundation and porches. Mr. Alexander clarified that the heights should be compatible with the context and for that reason, staff has requested new drawings that show the actual grade and heights required based on the grade.

Commissioner Gee asked about the window proportions, which Mr. Alexander said should have a more appropriate proportion, and that is a part of staff's conditions.

Mr. Alexander stated the applicant has said that he is in agreement with all the conditions. *The applicant was not present and there were no requests from the public to speak.*

Motion:

Commissioner Gee moved to approve with the conditions that all exterior materials, paving and utility locations be approved by staff; the front bay not project from the primary wall, and that the side gables be set in two feet from the walls below; the windows sizes be revised so that the first-story windows are appropriate and in proper proportion to the upper story windows; and that final drawings showing all changes be submitted prior to issuing a permit. Vice-chairperson Nielson seconded and the project passed unanimously.

o. 1511 CLAYTON AVE

Application: New construction-infill

Council District: 18

Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Project Lead: MELISSA BALDOCK

Permit ID #: 1933916

Staff member Melissa Baldock presented the case for a new infill at 1511 Clayton Avenue. The existing structure is a c. 1950, one-story structure that does not contribute to the character of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. In August, Staff administratively issued a demolition permit for the structure. The new infill will meet all base zoning requirements for setbacks. The site plan indicates that the new infill will have a front setback similar to the existing structure, which is appropriate. The site plan also shows that the covered deck that abuts the side property line is existing and will remain; and therefore does not meet the base zoning requirement for the side setback. Staff notes that if the covered deck is removed and reconstructed, the applicant must come to the Commission for approval of the reconstruction and setback reduction. An existing outbuilding and the existing driveway will also remain.

The proposed infill is proposed to be two-stories tall with a maximum height of thirty feet, four inches (30'4"). By comparison, the majority of the houses on Clayton Avenue are one and one-half stories, and between twenty and thirty feet (20'-30') in height. Along Belmont Boulevard and on nearby streets like Gale Lane and Cedar Avenue, there are several two and two-and-a-half story structures which are thirty feet (30') and taller. Staff therefore finds that the house's height and scale meet the neighborhood context. The primary cladding material for the house will be cement fiberboard siding with a five inch (5") reveal. The foundation will be split face concrete block, and the roof will be asphalt shingles. Staff asks to approve the color of the shingle roof, as well as the windows and doors, and porch floor, railing, and column materials. The primary roof form will be a hipped roof with a slope of 6/12. Staff finds that this primary roof form is compatible with the roof forms of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

The foundation height is shown to be approximately two and a half blocks, or two feet (2'), in height. The elevation drawings indicate that the lot is flat, but the lot in fact slopes up towards the back of the lot. Staff asks that revised drawings be submitted showing the slope of the site and the relative foundation height in order to ensure that the foundation height at the front and the overall height of the building is appropriate.

The front elevation includes a centered front balcony that extends over the porch roof. The balcony is ten feet (10') wide and eight feet (8') deep, which is larger than typical second story balconies. Staff asks that a condition of approval be that the depth of the balcony is reduced by two feet (2') so that it only extends six feet (6') over the porch roof. The front façade also contains a dormer with a hipped roof with a 6/12 slope. Staff asks that the dormer be pushed back so that it is inset a minimum of two feet (2') from the wall below. The primary windows are generally twice as tall as they are wide, thereby meeting typical window proportions. There are no large expanses of wall space without a window or door opening. Staff asks that a condition of approval be that all double, triple, and quadruple window openings have a four to six inch (4"-6") mullion in between them. The location of the HVAC unit and other utilities were not indicated on the plans, and staff asks that they be located on the rear, or on a side façade beyond the midpoint of the house.

Ms. Baldock then presented context photos. In conclusion, staff recommends approval of the project with the following conditions: (1) The applicant submit revised elevation drawings that show the site's slope and the true height of the foundation and building; (2) The depth of the front balcony be reduced by two feet (2'); (3) Staff reviews the window and door specifications, asphalt shingle color, and materials for the porch floor, porch railing, and porch columns; (4) The front dormer be inset a minimum of two feet (2') from the wall below; (5) All double and triple windows have a four to six inch (4"-6") mullion in between them; (6) The HVAC and other utilities be located on the rear façade, or on the side beyond the midpoint of the house; (7) Staff approve all new appurtenances, including fencing and walkways. With these conditions, staff finds that the project meets II.B. of the *Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines*.

Commissioner Mosley asked if the second floor porch was evident in the district. Ms. Baldock explained that it is rare but it is present and staff is recommending that it be reduced in width.

Commissioners received clarification of the existing deck and its retention.

Mr. Beck with B&B Construction and Brian McKee, property owner, explained that the open area of the front porch was railing and not glass block, in answer to Commissioner Mosley's question. He clarified that about 10' of the existing deck would be removed. He stated that he is in agreement with the conditions.

Commissioner Mosley asked about the constructability of the front second-story porch and how water will be dealt with in that area. Mr. Beck stated that the reduction of depth could mean it isn't worth keeping.

There were no requests from the public to speak.

Commissioner Gee moved to approve with the conditions (1) The applicant submits revised elevation drawings that show the site's slope and the true height of the foundation and building; (2) The depth of the front balcony be reduced by two feet (2'); (3) Staff review the window and door specifications, asphalt shingle color, and materials for the porch floor, porch railing, and porch columns; (4) The front dormer be inset a minimum of two feet (2') from the wall below; (5) All double and triple windows have a four to six inch (4"-6") mullion in between them; (6) The HVAC and other utilities be place on the rear façade, or on the side, beyond the midpoint of the house; (7) Staff approve all new appurtenances, including fencing and walkways. Commissioner Bell seconded and the motion passed unanimously.

Chairman Tibbs, for the record, corrected a typo in the Eastwood Neighborhood Conservation Zoning Overlay expansion staff recommendation.

p. Recommended revisions to Administrative Review Policy

Staff member, Robin Zeigler, presented a new draft of the administrative review policy, which would allow staff to review side dormers.

Motion:

Commissioner Fletcher moved to approve the revised administrative review policy. Vice-chair Nielson seconded and the motion passed unanimously.

q. Recommended revisions to Rules of Order and Procedure

Staff member, Robin Zeigler, presented a revised rules of order and procedure that clarifies how long everyone has to speak, an allowance for the commission to interpret the rules; and a policy for accepting new information at the hearing.

The Commission discussed the wording for "new information."

Motion:

Commissioner Mosley moved to approve the revision of the Rules of Order and Procedure. Vice-chair Nielson seconded and the motion passed unanimously.

r. Training Discussion

Commission discussed the best time for training.